

City Planning Department Update - 12-10-13

AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinance of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - specific to allow for a 5-car garage to be built on the south end of the property at 714 Cass Street.

City Planning Staff met with the Developer and the Developer has chosen not to go forward at this time, however would like the City to approve and attach any conditions in case they choose to go forward in the future.

Condition of Approval	Developer Agrees Yes/No	Comments
1) The shingles must match the color of the duplex.	YES	
2) The ridgeline must be broken up by an architectural feature such as a dormer, cupola, or another projecting gable end, etc. Ridgelines may not exceed 40 feet in length without such a feature.	NO	A cupola is approximately \$1,500 to \$2,000
3) Gable ends must have eyebrows and a freeze board with a different width of siding or vinyl shakes up in the gable ends.	NO	City suggested using different color siding in the gable end but include a freeze board, City waived the need for decorative eyebrows
4) Two windows shall be placed on the north side of the garage, they can non-operable and a painted piece of plywood can be placed on the inside to prevent entry for security reasons.	NO	City Staff suggested 6 glass block windows instead of 5 skylights. Planning staff believes that skylights will be a long term maintenance issue and glass blocks provide natural light and are secure.
5) The rake shall be one foot and the overhang shall be at least one foot.	YES	
6) Vinyl siding must be at least .044 thick.	NO	City staff was recommending premium vinyl - vinyl siding is usually .042 or .046 (premium vinyl). City also suggested 50 year siding (cement board Hardy Plank or Smart Siding)
7) Provide bicycle parking for the tenants to accommodate at least 2 bicycles.	Yes, inside the garage	